

CITY OF HUNTSVILLE, TEXAS

Eric Johnston, Chairman

David Anderson
Rowe Creager, Vice Chairman
Leroy Hilton



Bill Knotts
Beth Newton
Marilyn Soffar

PLANNING & ZONING COMMISSION AGENDA

JUNE 17, 2010 at 5:30PM
COUNCIL CHAMBERS
HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5782 two working days prior to the meeting so that appropriate arrangements can be made.

REGULAR SESSION [5:30PM]

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
 - a. **U.S. Flag**
 - b. **Texas Flag** – *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*
3. **INVOCATION**
4. **PUBLIC HEARING** on the Variance Requests for Ellisor Addition, Section 2 located at the end of Ellisor Road, in the Jesse Parker League, A-36, in the ETJ of Huntsville.
5. **CONSIDER** the Variance Requests and Minor Plat of Ellisor Addition, Section 2, located at the end of Ellisor Road, in the Jesse Parker League, A-36, in the ETJ of Huntsville.
6. **CONSIDER** the Minor Plat of Huntsville Public Library, 1.744 Acre Tract, located at 1216 14th Street, in the P. Gray League, A-24, in the city limits of Huntsville.
7. **CONSIDER** the minutes of June 3, 2010.
8. **UPDATE** on the revisions to Chapter 2 of the Huntsville Horizon Comprehensive Plan.
9. **CITIZEN INPUT**
10. **ADJOURNMENT**

If, during the course of the meeting and discussion of any items covered by this notice, the Planning and Zoning Commission determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Planning and Zoning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

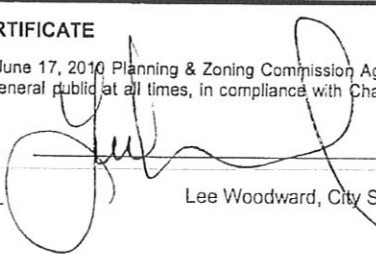
CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the June 17, 2010 Planning & Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: 6/11/10

TIME OF POSTING: 9:30 a.m.

TAKEN DOWN: _____


Lee Woodward, City Secretary

MEMORANDUM



DATE: JUNE 11, 2010

TO: PLANNING AND ZONING COMMISSIONERS

**CC: ROSE KADER, PLANNER
Y. S. RAMACHANDRA, PE, CITY ENGINEER
CAROL REED, PUBLIC UTILITIES DIRECTOR**

 **FROM: ARON KULHAVY, AICP**

RE: PROJECT UPDATES

Tuesday, June 15 at 6:00PM the City Council will consider Chapter 2 of the Huntsville Horizon Comprehensive Plan. Members of the Commission are encouraged to attend the meeting to voice their support for the revisions worked on over the last several months. Staff will provide an update at the June 17 P&Z meeting.

Also scheduled for the June 15 City Council meeting is the request to amend the Development Code, Chapter 11; it will have two readings because the change would be by Ordinance.

A Ward 2 Town Hall meeting was scheduled for Thursday, June 10th. The topics for discussion are to focus chiefly on transportation issues including traffic through the neighborhoods and improvements associated with the transportation master plan. Notes will be taken to assist for future updates to the transportation plan and the Development Code.

At the last meeting, some requested a copy of the 2009 Sidewalk Master Plan adopted by City Council. With the Development Code revisions process approaching, sidewalk code revisions will be an area of discussion so let us know if you still need this Plan.

Dates to Remember:

- P&Z Meeting – June 17 at 5:30PM
- P&Z Meeting – July 1 at Noon
- Staff Holiday – July 5 – Fourth of July

Commercial Building Permit Valuations – Permits Issued May 20 - June 10, 2010:

- 119 D Medical Park Lane - \$240,000
- 3420 Powell Road - \$26,500

Commercial Building Permit Valuations - Applications Submitted May 20 - June 10, 2010:

- | | |
|--------------------------------|--------------------------------|
| • 177 I-45 South - \$140,000 | • 257 C I-45 South - \$306,907 |
| • 257 A I-45 South - \$420,000 | • 556 I-45 North - \$50,000 |
| • 257 B I-45 South - \$923,082 | |

Administratively Approved Plats – Filed

- Amending Plat of Park 980 Subdivision, Section 1, Tracts 1A and 1B

That is the saving grace of humor, if you fail no one is laughing at you. A. Whitney Brown



PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Rose Kader, Planner Aron Kulhavy, AICP, Public Works Director/City Planner

SUBJECT: Ellisor Addition, Section 2

MEETING DATE: June 17, 2010

TYPE OF REVIEW: Variance & Final Plat

APPLICANT: Walker County

OWNERS: Multiple

LOCATION: End of Ellisor Road in the ETJ

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located at the end of Ellisor Road, in the Jesse Parker League, A-35 in the ETJ of Huntsville.

Staff has been working with the County to resolve several issues, including the dedication of right-of-way for the extension of Ellisor Road, which will terminate into a cul-de-sac. No development is being proposed at this time.

A public hearing will be held prior to this item being considered for the Variances requested. The variances requested are typical for similar properties in the ETJ: water, fire protection, on-site sanitary sewer facilities (OSSF), and lot width-to-depth ratio. These are the same variances requested for the Ellisor and Parker Creek Road Ranchetts which is in the immediate vicinity of this proposed subdivision.

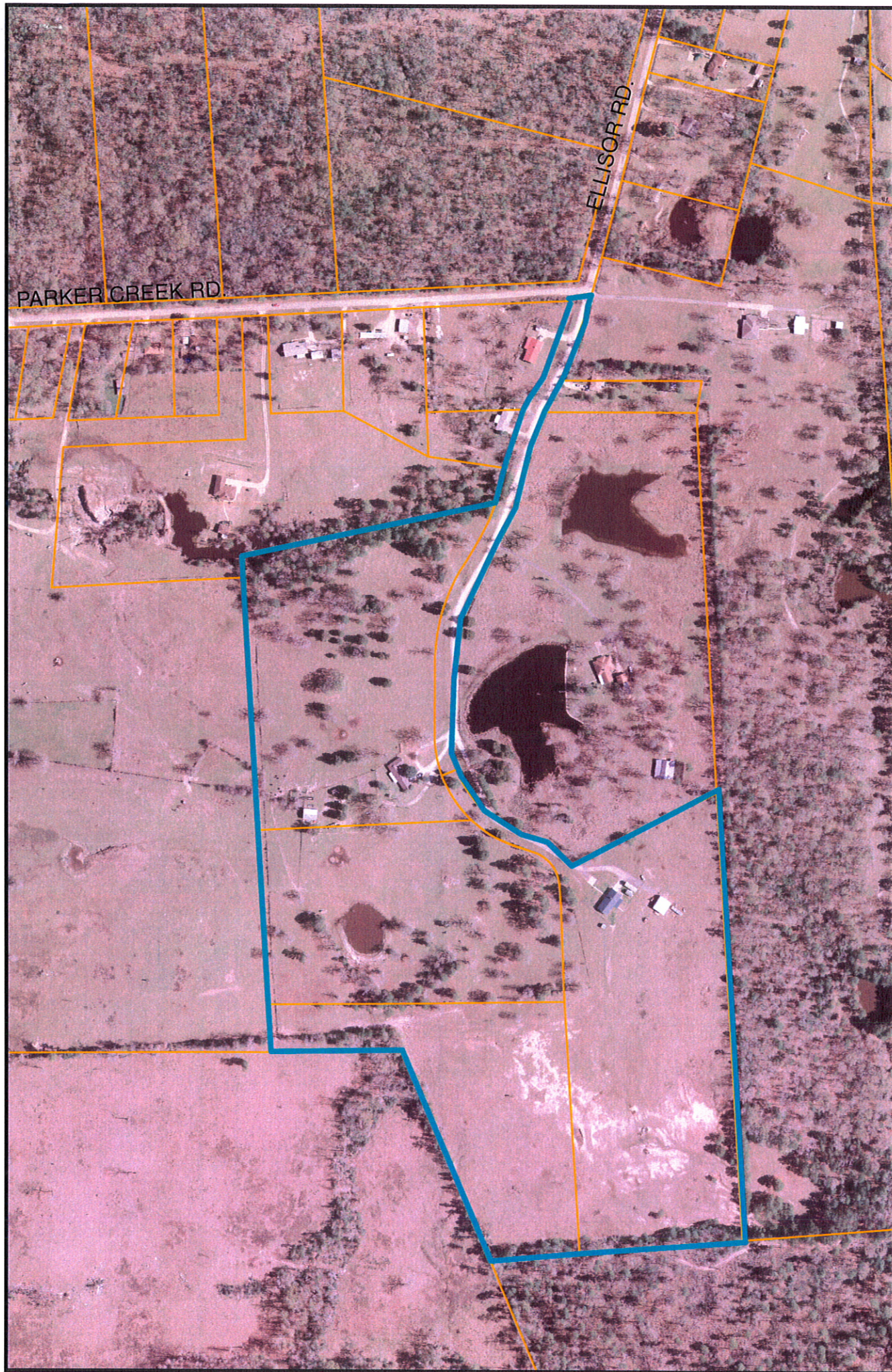
The lots are large enough in acreage to allow for an OSSF system and all property owners have private wells. The lots were platted with a 10 foot utility easement adjacent to Ellisor Road to allow for future construction of water/sewer lines should they become available to the area.

STAFF RECOMMENDATION:

Pending the approval of the variance requests, staff recommends approval of the plat as submitted.

ATTACHMENTS:

Submitted Plat
Aerial Location Map (2007)



*NOTE: These data are to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Huntsville assumes no responsibility for the accuracy of said data.

Ellisor Addition, Section 2
Meeting Date: 6-17-2010



1 inch = 400 feet



PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Rose Kader, Planner Aron Kulhavy, AICP, Public Works Director/City Planner

SUBJECT: Huntsville Public Library, 1.744 Acre Tract

TYPE OF REVIEW: Minor Plat

MEETING DATE: June 21, 2010

APPLICANT: City of Huntsville

OWNER: City of Huntsville

LOCATION: 1216 14th Street

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located at 1216 14th Street, in the P. Gray League, A-24, in the city limits of Huntsville. It is located in the Management District. Although this is a minor plat, it is before the Commission for approval because the property is owned by the City of Huntsville.

The purpose of this plat is to consolidate several tracts into one lot, being 1.744 acres, for the expansion of the Huntsville Public Library.

All utilities are available to the site. During construction some utilities will be relocated and all buildings (except the library) will be removed from the property.

The current library building is within the standard 25 front/street building setbacks. On May 21, 2010 the Zoning Board of Adjustment approved a variance request regarding building setbacks for the subject property and the encroachment of the porte cochere on 14th Street. The plat reflects the approval of this variance.

Sidewalks are not required; however, it is the intention of the City to have sidewalks along each street adjacent to the lot.

STAFF RECOMMENDATION:

As this Minor Plat meets the requirements of the Development Code, staff recommends approval.

ATTACHMENTS:

Submitted Plat
Aerial Location Map (2007)
Site Plan at 50%



* NOTE: These data are to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Huntsville assumes no responsibility for the accuracy of said data.



1 inch = 100 feet

Huntsville Public Library
Meeting Date: 6-17-2010

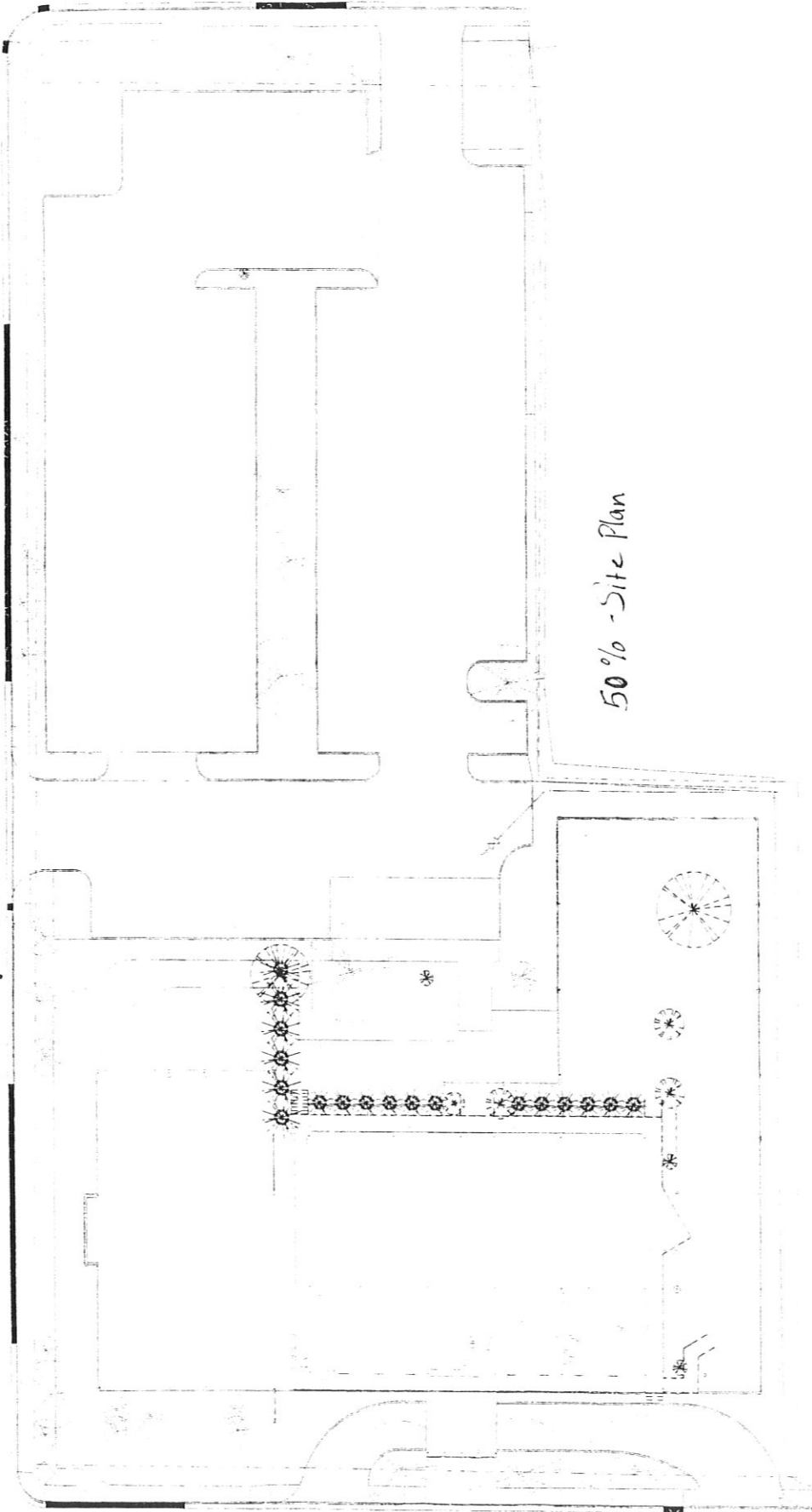
13th Street

Ave. M

50% - Site Plan



14th Street



MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 3RD DAY OF JUNE, 2010 AT 12:00PM.

REGULAR SESSION [12:00PM]

Members present: Anderson; Creager; Hilton; Knotts; Newton; Soffar. Council Liaison Wagamon

Members absent: Johnston

Staff present: Kader; Kulhavy; North; Ramachandra; Jessica Arredondo

1. CALL TO ORDER

This meeting was called to order by Vice-Chairman Creager. [12:02PM]

2. PLEDGE OF ALLEGIANCE

a. U.S. Flag

b. Texas Flag – *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

Commissioner Anderson led the invocation.

4. CONSIDER the Preliminary Plat of Sycamore Avenue Development located in the southeast corner of Sycamore Avenue and 16th Street, in the P. Gray League, A-24, in the city limits of Huntsville consisting of 26.047 acres.

City Planner Kulhavy explained the plat and gave an overview of the subject property. The developer will be dedicating additional right-of-way for Sycamore Avenue (Collector Street) for future improvements, sidewalks are not required but the developer has indicated they would build them as part of their development, and staff has identified traffic as a concern and requested an engineered traffic study.

Vice-Chairman Creager allowed for public comments:

City Planner Kulhavy was asked to read aloud a written statement prepared by Amy Brosi. This was in regards to the need for an ordinance to preserve existing natural vegetation. A copy was distributed to all Commissioners and was entered into the record.

City Planner Kulhavy stated that at the preliminary plat stage, staff has identified traffic as a concern and a formal traffic study is required of the developer during the Final Plat process. The Commission expressed their concern for a traffic study for all of Sycamore Avenue in light of all the apartments being developed along it.

Raul Wong, project engineer, explained the trip generation projections based off of the estimated 170 unites (640 beds) that will be developed and assured the Commission that safety is a concern of theirs, too.

The Commission discussed with Mr. Wong the anticipated plans for preservation of vegetation and buffers. City Planner Kulhavy stated that the Code does require a buffer and all landscaping codes will have to be met.

Commissioner Newton made a motion for approval of the Preliminary Plat of Forum Huntsville. Second was by Commissioner Anderson. The vote was unanimous.

5. CONSIDER the Final Plat of Forum Sam Houston located in the northeast corner of Sam Houston Avenue and Sycamore Avenue in the E. Davids Survey, A-157, in the city limits of Huntsville consisting of 12.712 acres.

City Planner Kulhavy gave an overview of the information as provided in the Discussion Form and updated the Commission on City Council's action of the abandonment of Shepherd Drive on June 1, 2010.

Lee Allison, project engineer, explained they are working out driveway and utility issues with the owner of Lot 2 because of the abandonment of Shepherd Drive.

Joe Pappaso, Principal Developer, described the development as an up-scale gated student apartment community with a private clubhouse.

The Commission discussed concerns with traffic and the alignment of the driveway into the development from Sam Houston Avenue and Angier Drive. City Planner Kulhavy described how the alignment is beneficial to solve any future problems should they arise.

Commissioner Soffar made a motion to approve the Final Plat of Forum Sam Houston located in the northeast corner of Sam Houston Avenue. Second was by Commissioner Hilton. The vote was unanimous.

6. PUBLIC HEARING for an amendment to Section 1140.5 Height limitations and measurements in Chapter 11 Sign Standards of the Development Code.

Vice-Chairman Creager opened the hearing [12:52PM]

Charles W. Smither, Jr. – expressed his concern and asked the Commission to not only give Interstate 45 this flexibility when the future improvements to State Highway 19 will make it similar in nature to the design of Interstate 45.

Vice-Chairman Creager closed the hearing [12:56PM]

7. CONSIDER the amendment to Section 1104.5 Height limitations and measurements in Chapter 11 Sign Standards of the Development Code.

City Planner Kulhavy referred to the Development Code to answer Mr. Smither's inquiry on State Highway 19 where it is listed as being an exception to the 20 foot height requirement: "a ground sign within 100 feet of Highway 19 may be constructed to a height not to exceed 30 feet".

City Planner Kulhavy explained that staff was directed to look at options to accommodate a sign request after variances for sign height outside the 500 foot buffer of Interstate 45 for properties and developments located off Highway 30 and Interstate 45 were denied by the Zoning Board of Adjustment on several occasions. To do so, a change to the Development Code is necessary.

City Planner Kulhavy explained that the expansion of the current 500 foot buffer from Interstate 45 could be any distance the Commission agreed upon; however, he cautioned that the greater the distance the greater the impact will be for future development along the entire length of the interstate in the city limits and the existing neighborhoods on the east side of the Interstate.

Staff's opinion is based off of the Comprehensive Plan, which has limited guidance because of the status of the revisions, and other documents. Staff believes all businesses have been on an even playing field and has had equal opportunity to advertise under current sign codes; and, therefore recommends leaving the Code as is. City Planner Kulhavy explained that the final recommendation will be forwarded to City Council.

Commissioner Anderson expressed his concern with the distraction that the change with technology of

signs today can pose to drivers and the imposition on the neighborhoods on the east side.

Commissioners discussed Mr. Smither's comment on Highway 19 and the possibility of looking at the sign restrictions at a future meeting.

Commissioner Hilton asked for clarification of the request. City Planner Kulhavy explained that the change would be only to the distance that allows signs to exceed the standard 20 foot height requirement but no more than 42-1/2 feet expanding out 500 feet along both sides of Interstate 45.

Commissioner Soffar made a motion to leave the Development Code as is. Second was by Commissioner Anderson. The motion was unanimous.

8. CONSIDER the minutes May 20, 2010.

Commissioner Hilton made a motion to accept the minutes as presented. Second was by Commissioner Soffar. The motion was unanimous. (Vice-Chairman Creager abstained as he was not present at that meeting).

9. CITIZEN INPUT

Charles W. Smither, Jr – commented on the need to clarify the section in the FYI Memo to the Commission regarding the section on the on-going building projects.

Council Liaison Wagamon – Encouraged the use of the Communication Committee to keep citizens informed on any future Development Code changes. He also passed on a comment he received from a Developer giving the Commission "very high praise" for their work done.

Commission Soffar – Inquired about the Sidewalk Master Plan and voice her opinion regarding being compared to The Woodlands.

City Planner Kulhavy – stated that City Council will consider the revision to Chapter 2 of the Comp Plan on June 15, 2010 and he encouraged the Commission to voice their support to Council. He also commented that the letter read under Agenda Item #4 should be on record as a public comment.

10. ADJOURNMENT

Commissioner Anderson made a motion to adjourn. Second was by Commissioner Soffar. The vote was unanimous. [1:14PM]